

CEDA Regional Planning Commission
Regular Meeting – 2 p.m.
Thursday, August 3, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

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| 1. Minutes – June 8, 2006 (Regular) | <i>Discussion &
Action</i> |
| 2. Zoning Amendments City of Springfield
06-ZA-7 M-1 General Manufacturing District | <i>Discussion &
Action</i> |
| 3. Staff Comments | <i>Discussion</i> |
| 4. Adjournment | <i>Action</i> |

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Minutes

Central CEDA Regional Planning Commission

Regular Meeting ~ 2 p.m.
Thursday, June 8, 2006

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Gene Barnett, Vice Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 2:00 p.m.

Present: Mr. Gene Barnett, Mr. Michael Hanlon, Mrs. Kim Marshall, and Ms. Sally Riley.

Absent: Mr. Max Cordle, Mr. Dan Kelly, and Mr. Michael Spradlin.

RPC: 6-21-2006: Minutes ~ May 4, 2006 (Regular Meeting)

Motion by Ms. Riley, seconded by Mr. Hanlon, to approve the minutes as presented.

VOTE: Motion carried unanimously.

S-2006-4 Rezoning Case ~ Todd A. Pettit ~ Springfield Township ~ 5.11 acres ~ 357 Victory Rd. ~ A (Agricultural District) to R-1 (Single Family Residential District)

Mr. Tritle presented the report for the rezoning request submitted by Todd Pettit. He highlighted information contained in the staff report and on the maps. The County Engineer has no objections to the rezoning request. The Health District noted that the 2.3 acre (southern) lot is supposed to be attached to the 2.8 acre parcel and is not a suitable building site. The two lots should have been combined when the deed was originally made up. The deed is stamped accordingly, but the Auditor's office did not join the two parcels. The "panhandle" will be split off and sold to the owner to the north, making the remainder more of a rectangle. There is a barn located on the "panhandle".

Staff recommended approval of the rezoning to an R-1. The owner will need to combine these two lots before the "panhandle" can be split off and sold.

Mr. Hanlon asked if approval will be contingent upon combining the two lots.

Mr. Tritle responded that the panhandle cannot be sold until the two lots are combined. This will be taken care of in the Planning office.

Mr. Jeff Briner, Springfield Township Zoning Official, stated that the board's recommendation to the Township Trustees should be that the rezoning be allowed contingent upon the two parcels being combined into one parcel.

Mr. Tritle reiterated that it was on the original deed but was not taken care of at the Auditor's office at the time the original deed was prepared.

Mr. Farnsworth stated that the 2.3 acre parcel cannot be further subdivided because, although the minimum lot size is one acre, only one home can be located on a lot. Since a home is currently located on this lot, the lot would have to be subdivided, but the Health Dept. has already determined that the lot conditions (such as unsuitable soil types and high ground water) would prevent development.

Mrs. Marshall asked why is the applicant is seeking a rezoning.

Mr. Briner explained that when the "panhandle" is split off, the rezoning will make the remaining lot consistent with the uses in the area (R-1). Although the applicant requested that the entire area be rezoned residential, Mr. Briner feels that the "panhandle" should keep its agricultural zoning because the property to the north is agricultural.

RPC: 6-22-2006: S-2006-4 Rezoning Case ~ Todd A. Pettit ~ Springfield Township ~ 5.11 acres ~ 357 Victory Rd. ~ A (Agricultural District) to R-1 (Single Family Residential District)

Motion by Ms. Riley, seconded by Mr. Hanlon, to recommend Approval to the Springfield Township Zoning Commission and the Springfield Township Trustees for the request of Todd A. Pettit to rezone 5.11 acres (excluding the area in the "panhandle") located at 357 Victory Rd. in Springfield Township from A (Agricultural District) to R-1 (Single Family Residential District).

VOTE: Motion carried unanimously.

06-ZA-5 Zoning Amendments ~ PD-Planned Development ~ City of Springfield

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, presented the staff report on the proposed zoning amendments. This zoning text amendment will create a PD-Planned Development zoning category. Presently, the City of Springfield does not have a Planned Development zoning type. The CC-2a zoning type is for commercial planned development. The OPDH is an overlay housing plan development zoning type. Neither one of these two planned development zoning types permit a substantial deviation from the zoning code and a substantial deviation from the subdivision regulations in a way that allows for a comprehensive conceptual master plan development. There are a number of projects coming forward such as the Hope VI Lincoln Park project. It will let us do creative planned developments under unified control downtown.

RPC: 6-23-2006: 06-ZA-5 Zoning Amendments ~ PD-Planned Development Zoning Amendment ~ City of Springfield

Motion by Mr. Hanlon, seconded by Mrs. Marshall, to recommend Approval to the Springfield City Commission for the City Zoning Code text amendments concerning PD-Planned Development.

VOTE: Motion carried unanimously.

Minutes

Central CEDA Regional Planning Commission

06-ZA-6 Zoning Amendments ~ CN-2 Zoning Amendment ~ City of Springfield

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, presented the staff report on the proposed zoning amendments. CN-2 is a use type that the Springfield Zoning Code does not provide for. There are properties in Springfield that do not fit into one zoning category properly and could have some residential, commercial, and office reuse potential. A currently unoccupied building could serve all of those uses. To relegate it to only one use could limit the redevelopment potential of that building and would probably cause that building to be destroyed rather than being reused. This zoning category will let us take that one site and use it in many different ways. CN-2 will offer a small scale mix of retail, restaurant, office, or residential depending on the building.

RPC: 6-24-2006: 06-ZA-6 Zoning Amendments ~ CN-2 Zoning Amendment ~ City of Springfield

Motion by Mr. Hanlon, seconded by Ms. Riley, to recommend Approval to the Springfield City Commission for the City Zoning Code text amendments concerning CN-2 Zoning Amendment.

VOTE: Motion carried unanimously.

Staff and Board Comments:

Shane Farnsworth stated that work on the Ethics Policy draft continues. A copy of the draft will be mailed to board members for review and comment.

Mr. Barnett said that the Farmer's Market opened on June 3rd at the Heritage Center. It will be held every Saturday from now until September 30th from 9:00 am to 1:00 pm. There are no fees for the vendors.

Mr. Farnsworth gave an overview of the Agricultural Security Area program in this area.

Adjournment

RPC: 6-25-2006: Adjournment

Motion by Ms. Riley, seconded by Mr. Hanlon, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:38 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

CHAPTER 1124
M-1 General Manufacturing District

1124.01	Purpose.	1124.05	Accessory uses permitted.
1124.02	Principal uses permitted.	1124.06	General provisions.
1124.03	Provisional uses permitted.	1124.07	Special provisions.
1124.04	Conditional uses permitted.		

1124.01 PURPOSE.

The purpose of this district is to provide for the development of most types of manufacturing firms and related uses. Regulations are designed to protect adjacent residential and non-manufacturing districts. Access to this district should be directly from an arterial or collector street and not through a residential district.

1124.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Building construction and assembly.
- (b) Club, limited to use by a labor union.
- (c) Communication station, center, and studio (not including a tower).
- (d) Manufacture, compounding, processing, treatment and assembling of articles or components from previously prepared materials such as but not limited to bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (e) Manufacture of chemicals and allied products, except fertilizer manufacturing and alcohol plants.
- (f) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
- (g) Printing and publishing establishment.
- (h) Railroad switching, storage, freight yard and maintenance facility.
- (i) Truck maintenance facility, including truck repair, fueling and washing.
- (j) Truck transfer facility, not including solid waste transfer.
- (k) Research, testing and experimental laboratory.
- (l) Wholesale trade and warehouse establishment.

1124.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Communication tower, subject to the requirements of Chapter 1135.
- (b) Residence of the proprietor, caretaker or watchman when located on the premises of the commercial or manufacturing use.

1124.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Cementitious concrete batch/mix plant.
- (b) Heliport and helistop.
- (c) Public utility or public use.
- (d) School, specialized private instruction.
- (e) Solid waste transfer station (except a rock or aggregate crushing or recycling plant), provided the operation is totally enclosed within a building.
- (f) Adult business, provided it shall not be located within 500 feet of an R district, public park, religious institutions, or school nor within 100 feet from a bar, cocktail lounge or tavern or another adult business. No alcoholic beverage shall be served on the premises.

(Ord. 03-244. Passed 7-8-03.)

- (g) Automobile oriented use

1124.05 ACCESSORY USES PERMITTED.

There may be any accessory use.

1124.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1124.07 SPECIAL PROVISIONS.

None.